

1 Minutes of the regular monthly meeting of the Planning Commission of the  
2 County of Henrico held in the County Administration Building in the Government  
3 Center at Parham and Hungary Spring Roads, beginning at 7:00 p.m. April 14,  
4 2016. Display Notice having been published in the Richmond Times-Dispatch on  
5 March 28, 2016 and April 4, 2016.  
6

Members Present: Mr. C. W. Archer, C.P.C., Chair (Fairfield)  
Ms. Bonnie-Leigh Jones, C.P.C., Vice-Chair (Tuckahoe)  
Mr. Eric Leabough, C.P.C. (Varina)  
Mr. Robert H. Witte, Jr., (Brookland)  
Mr. R. Joseph Emerson, Jr., AICP, Director of Planning,  
Secretary  
Mr. Frank J. Thornton (Fairfield)  
Board of Supervisors' Representative

Member Absent: Mrs. Sandra M. Marshall (Three Chopt)

Also Present: Ms. Jean M. Moore, Assistant Director of Planning  
Mr. James P. Strauss, PLA, Senior Principal Planner  
Mr. Seth Humphreys, County Planner  
Mr. Benjamin Sehl, County Planner  
Mr. Livingston Lewis, County Planner  
Mrs. Lisa Blankinship, County Planner  
Mr. William Moffett, County Planner  
Ms. Erin Puckett, County Planner  
Mr. John Cejka, County Traffic Engineer, Public Works  
Ms. Sylvia Ray, Recording Secretary

7  
8 **Mr. Frank J. Thornton, the Board of Supervisors' representative, abstains**  
9 **on all cases unless otherwise noted.**

10  
11 Mr. Archer - Good evening, ladies and gentlemen, and welcome to  
12 the April 14th meeting for rezonings. If you would, please stand with me, after  
13 you silence your phones—and I promise I did mine already—and salute the flag.  
14

15 Mr. Robinson, are you here? How are you sir? Nice to see you. *Richmond*  
16 *Times-Dispatch*.  
17

18 Mr. Witte - He's hiding in the corner.  
19

20 Mr. Archer - Okay. I'll turn things over to the secretary.  
21 Mr. Emerson?  
22

23 Mr. Emerson - Thank you, Mr. Chairman. I would note that  
24 Ms. Marshall won't be us tonight. She had some out-of-town business she had to  
25 attend to and was unable to be here. So with that, first up this evening are the

26 requests for withdrawals and deferrals. You do have five deferrals this evening.  
27 Those will be presented by Mr. Jim Strauss.

28  
29 Mr. Archer - Good evening, Mr. Strauss. How are you this  
30 evening?

31  
32 Mr. Strauss - Good evening. Thank you. As the secretary said, we  
33 do have five requests for deferral this evening. I'm going to try to call them up  
34 here on the screen. Well, I'll be with you in a second here.

35  
36 Mr. Archer - We'll be here.

37  
38 Mr. Strauss - There we go. Thank you very much. The first request  
39 for deferral this evening is in the Tuckahoe District. It's on page 1. This is a  
40 request to rezone from R-0C to RTHC, REZ2016-00010, Wilkins-Bradley. And  
41 the applicant is requesting a deferral to the May 12, 2016 meeting.

42  
43 **REZ2016-00010 Andrew M. Condlin for Wilkins-Bradley Realty**  
44 **Partners, LLC:** Request to conditionally rezone from R-0C One-Family  
45 Residence District (Conditional) to RTHC Residential Townhouse District  
46 (Conditional) Parcel 737-750-7485 containing 7.57 acres located on the  
47 southwest line of Ridgefield Green Drive between John Rolfe and Ridgefield  
48 Parkways. The applicant proposes no more than 61 residential townhomes. The  
49 RTH District allows a maximum of nine (9) units per acre. The use will be  
50 controlled by proffered conditions and zoning ordinance regulations. The 2026  
51 Comprehensive Plan recommends Semi-Public.

52  
53 Mr. Archer - Okay, thank you, sir. I hadn't heard that. Is there  
54 anyone present who is opposed to this deferral for REZ2016-00010, Andrew M.  
55 Condlin for Wilkins-Bradley Realty Partners LLC? Ms. Jones?

56  
57 Ms. Jones - All right. Then I move the deferral of REZ2016-00010,  
58 Andrew M. Condlin for Wilkins-Bradley Realty Partners LLC, at the request of the  
59 applicant, to the May 12, 2016 meeting.

60  
61 Mr. Witte - Second.

62  
63 Mr. Archer - Motion by Ms. Jones, seconded by Mr. Witte. All in  
64 favor say aye. All opposed say no. The ayes have it; the motion passes.

65  
66 At the request of the applicant, the Planning Commission deferred REZ2016-  
67 00010, Andrew M. Condlin for Wilkins-Bradley Realty Partners LLC, to its  
68 meeting on May 12, 2016.

69  
70 Mr. Strauss - The second request for deferral this evening is in the  
71 Varina District, and it's on page 1 of your agenda. It's PUP2016-00003, Night

72 Prowler Productions. The applicant is requesting a deferral to the June 9, 2016  
73 meeting.  
74

75 **PUP2016-00003 Brad Roberts for Night Prowler Productions:**  
76 Request for a Provisional Use Permit under Sections 24-62.2(f), 24-66(a), 24-120  
77 and 24-122.1 of Chapter 24 the County Code in order to allow 6 to 8 outdoor  
78 concerts annually on part of parcel 801-687-5117 located on the north side of Mill  
79 Road approximately 500' west of its intersection with Huckleberry Lane. The  
80 existing zoning is B-3 Business District. The 2026 Comprehensive Plan  
81 recommends Open Space/Recreation and Environmental Protection Area.  
82

83 Mr. Archer - All right. Is anyone present who is opposed to this  
84 deferral for PUP2016-00003, Brad Roberts for Night Prowler Productions? I see  
85 no one. Mr. Leabough?  
86

87 Mr. Leabough - Mr. Chair, I move that PUP2016-00003, Brad Roberts  
88 for Night Prowler Productions, be deferred at the request of the applicant to the  
89 June 9, 2016 meeting.  
90

91 Ms. Jones - Second.  
92

93 Mr. Archer - Motion by Mr. Leabough, seconded by Ms. Jones. All  
94 in favor say aye. All opposed say no. The ayes have it; the motion passes.  
95

96 At the request of the applicant, the Planning Commission deferred PUP2016-  
97 00003, Brad Roberts for Night Prowler Productions, to its meeting on June 9,  
98 2016.  
99

100 Mr. Strauss - The next three requests for deferral are all in the  
101 Three Chopt District. The first one is on page 2 of the agenda. It's PUP2015-  
102 00003, RTF Sports and Entertainment. The applicant is requesting deferral to the  
103 June 9, 2016 meeting.  
104

105 **(Deferred from the October 15, 2015 Meeting)**

106 **PUP2015-00003 John Mizell for RTF Sports and Entertainment,**  
107 **Inc.:** Request for a Provisional Use Permit under Sections 24-58.2(a), 24-120,  
108 and 24-122.1 of the County Code in order to allow extended hours of operation  
109 until 2 a.m. for an existing restaurant (Short Pump Pour House) in Short Pump  
110 Crossing Shopping Center, on part of Parcel 738-760-8449, located on the west  
111 line of Pump Road approximately 600' north of its intersection with Three Chopt  
112 Road. The existing zoning is B-2C Business District (Conditional). The 2026  
113 Comprehensive Plan recommends Commercial Arterial. The site is in the West  
114 Broad Street Overlay District.  
115

116 Mr. Archer - Is there anyone present who is opposed to this  
117 deferral for PUP2015-00003, John Mizell for RTF Sports and Entertainment  
118 Incorporated? I see no one.

119  
120 Mr. Leabough - Mr. Chair, there being no opposition, I move that  
121 PUP2015-00003, John Mizell for RTF Sports and Entertainment Incorporated, be  
122 deferred at the request of the applicant to the June 9, 2016 meeting.

123  
124 Ms. Jones - Second.

125  
126 Mr. Archer - Motion by Mr. Leabough, seconded by Ms. Jones. All  
127 in favor say aye. All opposed say no. The ayes have it; the motion passes.

128  
129 At the request of the applicant, the Planning Commission deferred PUP2015-  
130 00003, John Mizell for RTF Sports and Entertainment Incorporated, to its  
131 meeting on June 9, 2016.

132  
133 Mr. Strauss - The next request for deferral is on page 2 of the  
134 agenda, also in the Three Chopt District. REZ2016-00005, Farmbrown, LLC. The  
135 applicant is requesting deferral to the May 12, 2016 meeting.

136  
137 **REZ2016-00005 Youngblood, Tyler & Associates for Farmbrown,**  
138 **LLC:** Request to conditionally rezone from A-1 Agricultural District to R-3C One-  
139 Family Residence District (Conditional) Parcel 737-768-1291 containing 10.244  
140 acres located at the northeast intersection of N. Gayton and Kain Roads. The  
141 applicant proposes a single-family residential development of no more than 25  
142 units. The R-3 District allows a minimum lot area of 11,000 square feet and a  
143 maximum gross density of 3.96 units per acre. The use will be controlled by  
144 proffered conditions and zoning ordinance regulations. The 2026 Comprehensive  
145 Plan recommends Suburban Mixed-Use, density should not exceed 4 units per  
146 acre.

147  
148 Mr. Archer - Okay. Any opposition to the deferral of REZ2016-  
149 00005, Youngblood, Tyler & Associates for Farmbrown LLC? No opposition.

150  
151 Mr. Leabough - There being no opposition, Mr. Chair, I move that  
152 REZ2016-00005, Youngblood, Tyler & Associates; for Farmbrown LLC, be  
153 deferred at the request of the applicant to the May 12, 2016 meeting.

154  
155 Mr. Witte - Second.

156  
157 Mr. Archer - Motion by Mr. Leabough, seconded by Mr. Witte. All  
158 in favor say aye. All opposed say no. The ayes have it; the motion passes.

159

160 At the request of the applicant, the Planning Commission deferred REZ2016-  
161 00005, Youngblood, Tyler & Associates for Farmbrown LLC, to its May 12, 2016  
162 meeting.

163

164 Mr. Strauss - And the last request for deferral this evening is also in  
165 the Three Chopt District and on page 2 of the agenda. It is REZ2016-00009,  
166 Wellesley LLC. The applicant is requesting deferral to the May 12, 2016 meeting.

167

168 **REZ2016-00009 James W. Theobald for Wellesley LLC:** Request to  
169 amend proffered conditions accepted with Rezoning Case C-109C-86 on Parcel  
170 735-759-2130 located at the southwest intersection of Lauderdale and Park  
171 Terrace Drives. The applicant proposes to amend Proffer 8 pertaining to the  
172 detached signage in an existing shopping center. The existing zoning is B-1C  
173 Business District (Conditional). The 2026 Comprehensive Plan recommends  
174 Commercial Concentration.

175

176 Mr. Archer - All right, is there anyone present who is opposed to  
177 this deferral for REZ2016-00009, James W. Theobald for Wellesley LLC? No  
178 opposition.

179

180 Mr. Leabough - Mr. Chair, I move that REZ2016-00009, James W.  
181 Theobald for Wellesley LLC, be deferred at the request of the applicant to the  
182 May 12, 2016 meeting.

183

184 Ms. Jones - Second.

185

186 Mr. Archer - Motion by Mr. Leabough, seconded by Ms. Jones. All  
187 in favor say aye. All opposed say no. The ayes have it; the motion passes.

188

189 At the request of the applicant, the Planning Commission deferred REZ2016-  
190 00009, James W. Theobald for Wellesley LLC, to its meeting on May 12, 2016.

191

192 Mr. Emerson - Mr. Chairman, if the Commission has no further  
193 deferrals, we'll move on to the requests for expedited items.

194

195 Mr. Archer - All right. Before we do, Mr. Secretary, I neglected to  
196 introduce Mr. Thornton, who is our Board Representative on the Planning  
197 Commission this year. Good to have you, sir.

198

199 Mr. Thornton - Thank you.

200

201 Mr. Archer - All right, now we can move on.

202

203 Mr. Emerson - Yes sir. Mr. Chairman, next on your agenda would be  
204 the requests for the expedited items. There are two of those this evening, and  
205 they will be presented by Mr. Jim Strauss.

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Mr. Strauss - Thank you, Mr. Secretary. The first request for approval on the expedited agenda this evening is on page 2 of the agenda. It's in the Three Chopt District, REZ2016-00006, HHHunt Holloway. This is a request to rezone from the R-3C One-Family District to the C-1C Conservation District, as required by the original rezoning case. Staff is recommending approval, and staff is not aware of any opposition.

**REZ2016-00006 Craig Shelton for HHHunt Holloway, LLC:**  
Request to conditionally rezone from R-3C One-Family Residence District (Conditional) and R-5AC General Residence District (Conditional) to C-1C Conservation District (Conditional) part of Parcels 751-772-3380 and 749-772-8402 containing 7.494 acres located approximately 150' south of the terminus of Jocie Jack Court. The applicant proposes a conservation district. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, Office, and Environmental Protection Area.

Mr. Archer - All right, thank you, sir. Is there anyone here who is opposed to this case, REZ2016-00006, Craig Shelton for HHHunt Holloway, LLC? I see no opposition.

Mr. Leabough - There being no opposition, Mr. Chair, I move that REZ2016-00006, Craig Shelton for HHHunt Holloway, LLC, move forward to the Board of Supervisors with a recommendation for approval subject to any conditions as noted.

Mr. Archer - All right.

Ms. Jones - Second.

Mr. Archer - Okay. The motion is made by Mr. Leabough and seconded by Ms. Jones. All in favor say aye. All opposed say no. The ayes have it; the motion passes.

**REASON -** Acting on a motion by Mr. Leabough, seconded by Ms. Jones, the Planning Commission voted 4-0 (one absent, one abstention) to recommend the Board of Supervisors grant the request because it conforms to the objectives and intent of the County's Comprehensive Plan.

Mr. Strauss - And the second request for approval on the expedited agenda is also in the Three Chopt District and is on page 2 of the agenda. It is REZ2016-00011, Johnson Development. This is a request to conditionally rezone from B-2C Business District to M-1C Light Industrial District. A self-storage facility is proposed. Staff is recommending approval with the proffers that were handed

251 out this evening in front you. They are dated April 12, 2016. Again, staff is  
252 recommending approval, and we are not aware of any opposition.  
253

254 **REZ2016-00011**                    **Andrew M. Condlin for Johnson Development:**  
255 Request to conditionally rezone from B-2C Business District (Conditional) to M-  
256 1C Light Industrial District (Conditional) part of Parcel 743-762-1862 containing  
257 3.050 acres located at the northern terminus of Tom Leonard Drive. The  
258 applicant proposes a self-service storage facility. The use will be controlled by  
259 proffered conditions and zoning ordinance regulations. The 2026 Comprehensive  
260 Plan recommends Commercial Arterial. The site is located in the West Broad  
261 Street Overlay District.  
262

263 Mr. Archer -                            Thank you, sir. Is there anyone present who is  
264 opposed to REZ2016-00011, Andrew M. Condlin for Johnson Development? No  
265 opposition.  
266

267 Mr. Leabough -                        All right, Mr. Chair, there being no opposition, I move  
268 that REZ2016-00011, Andrew M. Condlin for Johnson Development, be moved  
269 forward to the Board of Supervisors with a recommendation of approval subject  
270 to conditions 1 through 14 as noted on the proffered conditions dated April 12,  
271 2016.  
272

273 Mr. Witte -                            Second.

274  
275 Mr. Leabough -                        And that would be to move forward on the expedited  
276 agenda.  
277

278 Mr. Archer -                            Thank you.

279  
280 Mr. Witte -                            Now I'll second it.  
281

282 Mr. Archer -                            Motion Mr. Leabough, seconded by Mr. Witte. All in  
283 favor say aye. All opposed say no. The ayes have it; the motion passes.  
284

285 **REASON** -                            Acting on a motion by Mr. Leabough, seconded by  
286 Mr. Witte, the Planning Commission voted 4-0 (one absent, one abstention) to  
287 recommend the Board of Supervisors **grant** the request because it would not  
288 adversely affect the adjoining area if properly developed as proposed.  
289

290 Mr. Emerson -                        Mr. Chairman, we now move on to the next item on  
291 your agenda, which appears on page 3. This is a Substantially in Accord,  
292 SIA2016-00001, 1276 New Market Road. The staff report will be presented by  
293 Mr. William Moffett.  
294

295 **SIA2016-00001**                    **1276 New Market Road:** The Department of Planning  
296 has received a request from the division of Recreation and Parks to initiate a

297 Substantially In Accord study of a proposed site for a park, parking, and related  
298 facilities associated with the Virginia Capital Trail. The proposed site consists of  
299 Parcel 802-702-9916, located along the east line of New Market Road (State  
300 Route 5), approximately 200 feet north of its intersection with Midview Road and  
301 at mile 47.5 on the Virginia Capital Trail. The property is 2.502 acres and is  
302 zoned B-1C Business District Conditional (rezoning case C-22C-10). The 2026  
303 Comprehensive Plan recommends Suburban Residential (SR2). The staff report  
304 will be presented by Mr. William Moffett.

305

306 Mr. Archer - Thank you, Mr. Secretary. Is there anyone present  
307 who is opposed to SIA2016-00001, 1276 New Market Road Park? I see no  
308 opposition. Go right ahead, sir.

309

310 Mr. Moffett - Thank you.

311

312 At the request of the Division of Recreation and Parks, as noted, the Planning  
313 Department conducted a Substantially In Accord study to determine whether a  
314 proposed park facility located on the east line of New Market Road is  
315 substantially in conformance with the 2026 Comprehensive Plan.

316

317 The site is located in the Varina Magisterial District and includes one parcel  
318 totaling 2.502 acres. The development pattern of the surrounding area is  
319 predominantly residential, with varying ages of homes and lot sizes. Business -  
320 zoned properties are located across New Market Road and Midview Road from  
321 the proposed park.

322

323 The subject property was zoned B-1C (Business District Conditional) with  
324 rezoning case C-22C-10. Publicly owned recreational uses, parking and other  
325 facilities are a permitted use in the B-1 District, and the site's proffers do not  
326 prohibit the proposed recreational facility and ancillary uses.

327

328 The subject property is designated Suburban Residential 2 on the Future Land  
329 Use map. While a park is not a residential use, it could be appropriate to locate  
330 such a facility convenient to residential development. With proper design and  
331 impact mitigation measures, a park could be constructed in a manner compatible  
332 with existing uses in the surrounding area.

333

334 No county department has expressed any opposition to the use of this property  
335 as a park. More specific items regarding tying the site to the Virginia Capital Trail,  
336 site layout, and provided facilities will be taken into consideration during the next  
337 phase of this process.

338

339 After reviewing the proposed location in the context of existing and  
340 recommended land uses, availability of access, utilities, emergency services, and  
341 other critical site characteristics and considerations, staff concludes the proposed



342 use of the site presents no apparent conflict with the intent of the adopted 2026  
343 Comprehensive Plan.

344

345 This concludes my presentation. I will be happy to take any questions you may  
346 have for me.

347

348 Mr. Archer - Thank you. Are there questions or comments?

349

350 Mr. Witte - I have one question. On the buffering, it says that on  
351 the side there's a 10-foot transitional buffer and a fence. Is the buffering going to  
352 be between the fence and the property line, do you know, of the neighbors?  
353 What I'm asking is, is the fence also going to be buffered from the neighbors?

354

355 Mr. Moffett - I don't know that at this time. There is no site layout at  
356 the moment. So, those are just site regulations that will be done in the next  
357 phase.

358

359 Mr. Witte - Thank you, sir.

360

361 Mr. Emerson - Normally, Mr. Witte, that buffer would—the fence  
362 would sit at the rear of the buffer, and the landscaping would go on the  
363 neighborhood side.

364

365 Mr. Witte - Well good

366

367 Mr. Emerson - That's normally the way that would happen.

368

369 Ms. Jones - I have a question I'd like to ask, and it's just general  
370 information. I think this is a wonderful parcel for a wonderful park. Traveling  
371 regularly to Williamsburg, I've watched that Capital Trail come into being over the  
372 past few years. And it's a magnificent trail, it truly is. So I'm happy for everybody,  
373 including the folks right in the neighborhood near this park who will be able to  
374 have the benefit of this in their backyards, as well as the folks on the trail.

375

376 Just in practical terms, can you educate me a little bit about—a park with this size  
377 and this purpose, how do we do things like will there be restroom facilities?  
378 They'll be picnic areas. And will there be garbage collection on a regular basis?  
379 How does the County handle that? Could you just give me a little information on  
380 how that works?

381

382 Mr. Moffett - Sure. We have representatives here from Parks and  
383 Rec that may—

384

385 Ms. Jones - I saw them smiling; I bet they have answers.

386

387 Mr. Leabough - You came prepared. Come on up, sir. You didn't  
388 come for nothing.

389  
390 Mr. Luther - Thank you very much. Ms. Jones, the next phase for  
391 this would be in the normal phase of our planning process. We would begin at  
392 some point with a master plan, conceptual master plan development. That's  
393 where we would work with the immediate neighborhood and the larger  
394 community to discuss those issues. In concept, this could include a restroom. It  
395 could include limited parking to support a trailhead use. There's enough room on  
396 there to accommodate that along with picnic areas and things of that nature.  
397 Those all would be part of a community discussion to decide what the ultimate  
398 desire for the immediate community would be.

399  
400 I would mention for those of you all who haven't ridden by recently just to note,  
401 there were two vacant residential properties on the site when we purchased it.  
402 Those have been removed. Those began coming down Tuesday, I believe. We  
403 looked at those. We evaluated those. They were in very poor condition, they  
404 were going to very quickly become a real unattractive nuisance to the  
405 neighborhood. The demolition contractor's in the process of getting that cleared.  
406 The site will be grass, power rigged, basically just a manicured field. We'll be  
407 mowing it, picking up trash already. It'll be on regular routine maintenance cycle  
408 just to keep the grass trimmed and litter that does accumulate picked up and  
409 those sorts of things.

410  
411 Ms. Jones - I think it's going to be a wonderful project, when  
412 properly designed. I'm sure you'll do that. And a wonderful complement to the  
413 neighborhood.

414  
415 Mr. Witte - I was just going to ask him to state his name for the  
416 record?

417  
418 Mr. Archer - I was just getting ready to do that.

419  
420 Mr. Luther - Neil Luther, Director of Recreation and Parks.

421  
422 Mr. Archer - Thank you, Mr. Witte.

423  
424 Mr. Leabough - My only question relates to access. I think the park  
425 that's further down Route 5 near the Dairy Queen and the gas station has a gate.  
426 I'm assuming that you all are proposing a similar access feature where you can  
427 kind of restrict access afterhours. I presume. I don't want to assume that and be  
428 wrong. That is a concern that after hours we definitely don't want that to become  
429 a negative for the folks that live in that area, where you have people hanging out  
430 or anything like that.

431

432 The other part to that is our maintenance of the site. I know the County will take  
433 care of its portion. But there is another parcel there that has been a challenge  
434 recently related to mowing and maintenance and things of that nature. So I  
435 definitely wouldn't want folks in the community to think that the County is slacking  
436 in that regard. So I don't know if there's a way to coordinate with that property  
437 owner to make sure that they're on top of their mowing as well.

438

439 Mr. Emerson - We can look into it.

440

441 Mr. Leabough - Yes. You know what will happen. The community will  
442 think it's County property and—yes. Reverend Nelson will get those calls, I'm  
443 sure. So we must be mindful of that because that has been a problem for that  
444 other parcel. It was something that the prior homeowner shared with us as well.

445

446 Mr. Luther - Absolutely.

447

448 Mr. Leabough - The only other thing is just facilities. Just be mindful  
449 that there is a community there and making sure that the bathrooms or  
450 restrooms, if they're there, are locked after hours and that there's somebody  
451 that's keeping an eye on that. But it definitely presents a lot of opportunity. I know  
452 we see tons of people every day on that trail, so it is definitely an asset. And I'm  
453 sure that the city will be thankful to us, because it seems like the area that they  
454 have is running out of space quickly down by the river. So we definitely want to  
455 provide more options that want to ride that trail.

456

457 Mr. Luther - Absolutely. The answer to your first question, all of  
458 our parks operate on a dawn-to-dusk basis. What we police effectively is based  
459 on access to parking. That's why you see the gate down at the Four Mile Creek  
460 trailhead. It's programmed so that it won't open from the outside at a certain time.  
461 But if you're in the parking lot and come up, you can get out. That's a little  
462 unusual for us. Virtually every other gate that we have is locked manually. And  
463 we have route crews that go through our entire park system at the beginning of  
464 each day and at the end of each day to unlock and lock up both parking lot  
465 access gates and restrooms. And this park would fall under those normal  
466 operational parameters. Again, consistent with whatever kind of outcome comes  
467 with the discussion with the community as we begin a planning process.

468

469 And just for you all, just to give you some context. I don't know if you've heard  
470 this number or not before. When the trail opened back in September, the Capital  
471 Trail Foundation did a traffic count. They actually had people down there doing a  
472 trail census of users for the first month of October. The section of the trail through  
473 Henrico coming from Richmond basically to include this Midview property, they  
474 recorded 28,000 trail users for the month of October. They did another census  
475 further down at the Four Mile trailhead, and there it dropped off a little bit and  
476 went to about half that at about 14,000.

477

478 Mr. Leabough - Only 14,000?  
479  
480 Mr. Luther - Only 14,000. That's just in the first month with a soft  
481 opening and very little in the way of promotion. Currently, we have route crews  
482 going down every down day managing the trashcans and litter pickup and things  
483 like that at the trailhead at Four Mile Creek. And it is absolutely packed,  
484 particularly as we get to weather like this. It's just a very well-received and high-  
485 demand facility. So we would certainly envision some level of usage along those  
486 lines. But we want, obviously, to be very sensitive to the neighborhood because it  
487 does abut immediately onto a residential neighborhood.  
488  
489 Mr. Leabough - I think they'd welcome this over the prior user, though.  
490  
491 One other question that relates to the other park, at the Four Mile Creek location.  
492 You haven't had any challenges with that, have you? That you're aware of?  
493  
494 Mr. Luther - We have not had any that I'm aware of. We've had  
495 discussions with the police. The police are working on adding it to their bike  
496 patrol and dealing with those issues. But we have not had—I'm aware of one  
497 issue that the fire chief made me aware of that was a call for service. It didn't  
498 happen on our property, but a bicyclist ran into another cyclist. But we've not had  
499 any issues.  
500  
501 And of course we're very excited. As you all may or may not know, we had  
502 funding from VDOT through the Transportation Alternatives Program to basically  
503 make a spur connector from where the trail runs through Dorey Park. And there  
504 is now a connector that is, as we speak, being constructed. It will actually open—  
505 and we're going to do a ribbon clipping on the 14th of May at Dorey Park. We're  
506 doing a big community event to dovetail with the opening of that spur. And that  
507 trail will basically run from where the Capital Trail comes through Dorey Park up  
508 to the parking lot. So we're going to have Dorey Park directly connected with  
509 bike/ped access into the Capital bike trail.  
510  
511 Mr. Leabough - Good.  
512  
513 Mr. Archer - Anybody else with a question or comment? We thank  
514 you, sir.  
515  
516 Mr. Luther - Thank you all.  
517  
518 Mr. Archer - Mr. Secretary, I guess we need to read this into the  
519 record.  
520  
521 Mr. Emerson - Yes sir, we can do that.  
522

523 This is Resolution SIA2016-00001, 1276 New Market Road Park, Substantially in  
524 Accord with the Comprehensive Plan.

525

526 **WHEREAS**, Section 15.2-2232(A) of the Code of Virginia requires the Planning  
527 Commission to review and to consider whether the general or approximate  
528 location, character and extent of major public facilities are substantially in accord  
529 with the County's Comprehensive Plan; and,

530

531 **WHEREAS**, the Planning Commission has reviewed the 1276 New Market Road  
532 Park Site for conformance with the County's 2026 Comprehensive Plan; and,

533

534 **WHEREAS**, a report dated March 31, 2016, presented by the Planning staff to  
535 the Planning Commission found the proposed use would not be in conflict with or  
536 a significant departure from the adopted plan; and,

537

538 **WHEREAS**, the Planning Commission has reviewed the staff recommendations  
539 and finds the proposed use will further the Goals, Objectives, and Policies of the  
540 Comprehensive Plan that identify the need for new public services and  
541 recreational facilities; and,

542

543 **WHEREAS**, the Planning Commission finds the proposed site can be designed  
544 to be compatible with the surrounding area and complementary to the Virginia  
545 Capital Trail; and,

546

547 **NOW, THEREFORE, BE IT RESOLVED**, the Henrico County Planning  
548 Commission finds the proposed 1276 New Market Road park site substantially in  
549 accord with the County's Comprehensive Plan.

550

551 Mr. Archer - Thank you, Mr. Secretary.

552

553 Ms. Jones - I move approval of the resolution.

554

555 Mr. Leabough - Second.

556

557 Mr. Archer - Motion made by Ms. Jones and approved by  
558 Mr. Leabough the resolution be passed. All in favor say aye. All opposed say no.  
559 The ayes have it; the resolution passes.

560

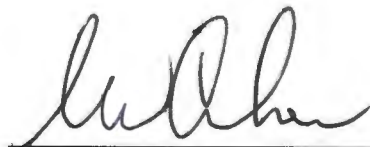
561 Mr. Emerson - Mr. Chairman, the next item on your agenda this  
562 evening is the consideration of approval of your minutes from your March 10,  
563 2016 meeting. You also have an errata sheet with corrections as provided by the  
564 Commission.

565

566 Mr. Archer - Anybody else have any to add? If not, we can accept  
567 a motion for approval.

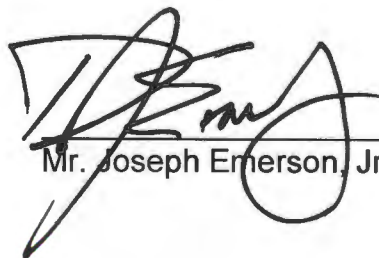
568

569 Mr. Leabough - I move that the minutes be approved as correct on the  
570 errata sheet.  
571  
572 Mr. Witte - Second.  
573  
574 Mr. Archer - Okay. Motion by Mr. Leabough and seconded by  
575 Mr. Witte for approval of the corrected minutes. All in favor say aye. All opposed  
576 say no. The ayes have it; the minutes are approved.  
577  
578 Mr. Emerson - Mr. Chairman, I have nothing further for the  
579 Commission this evening.  
580  
581 Mr. Archer - Okay. Anybody else have anything further to bring  
582 before the Commission? May I have a motion for dismissal?  
583  
584 Mr. Witte - So moved.  
585  
586 Mr. Archer - I'll second it. Meeting adjourned.  
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Mr. C. W. Archer, C.P.C., Chairman



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Mr. Joseph Emerson, Jr., Secretary